

ORDINANCE NO. 6-C-91 (As Amended) (1033)

AN ORDINANCE TO ESTABLISH THE LEWIS BLOCK SINGLE  
SITE HISTORIC DISTRICT WITHIN THE CITY OF HUNTINGTON

WHEREAS, CHAPTER 153 of the Huntington Code of Ordinances provides for the establishment of Historic Districts within the City; and

WHEREAS, the owners of the Lewis Block Building, a historically significant building within the City of Huntington, wish to establish the Lewis Block Building as a Single Site Historic District.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Huntington that the Lewis Block Building be designated as the Lewis Block Historic District, and that the following be made a part of the Lewis Block Historic District:

The Lewis Block

DESCRIPTION

The Lewis Block was constructed in 1886 as a Jacobethan Revival style commercial structure. Since its construction, this late 19th century building has survived relatively unchanged from its original appearance. The focal point of the structure is a two story corner tower featuring an exaggerated pressed metal finial at the peak of the steeply pitched pyramidal roof. The tower is slightly projecting at the upper story and recedes to match the walls of the lower floor with corbelling half way down the second story.

Two dormer windows adorn the peak of the tower with pedimented roofs, pilasters, brackets along the sides and oversize round four light windows. The field of the roof is clad in a multicolored, multi-patterned slate. The sheet metal cornice features brackets, corbelling and quatrefoil insets matching those in the brick below.

The second story has brick with a limestone trim and a continuous band of brick dentils. Above the one over one double hung wood window are segmental archways with rough cut keystones and limestone lintels. Running just below the metal cornice are bands of quatrefoils inset into the brick. A bow window is located on the north end of the second story with pressed metal roof and bottom. A band of dentils runs along the top of the bow window.

The first story storefronts have been rehabilitated to a simplified version of their original appearance. The cast iron piers are still evident. The paneled bulkhead is capped by a blocked clerestory. One red and grey striped awning has been installed above the north storefront. The kickplate is constructed of wood with recessed panels.

The corner storefront contains an angled entrance with a single entrance door. The north storefront contains a central entrance door. An entrance door also exists located between the two above mentioned storefronts which accesses the second floor. This entrance still contains the original transom window above the

paneled door. A shared common second story access door is located on the North property line. On the South elevation is a single entrance door located near the east property line.

The entire structure is painted in a two tone beige color scheme with maroon and green accents in the storefront.

#### SIGNIFICANCE

The Lewis Block survives today as a rare representative of Huntington's Commercial past. Its eclectic architectural features represent the individuality that building owners tried to achieve when constructing their places of business. Originally known as the Lewis Block, the history of the building is not unlike many other commercial buildings of its age. Many occupants and businesses have come and gone through the years. The significance of the Lewis Block lies in its architectural integrity and prominent position in Huntington's downtown business district.

#### LEGAL DESCRIPTION AND MAP

Being a part of the Subdivision of Lots No's. eighty-one (81) and eighty-two (82) in the Original Plat of the Town, now City of Huntington, Indiana, and being a tract of land twenty-four (24) feet fronting on Jefferson Street, and forty-eight (48) feet on Market Street in said City, and being known as Parcel "E" as fully described in Complete Record "H" Page 74 of Huntington County in the State of Indiana in the case of Betty Lewis, et.al. vs. William H.D. Lewis et.al.; and

A part of Lot No. 81 in the Original Plat of the City of Huntington, Indiana, described as follows, to-wit: Commencing at a point on the west line of said Lot No. 81, 24 ft. north of the southwest corner of said lot, thence north on said west line 22 ft. to a point, thence at right 48 ft. to a point; thence at right angles and parallel with the west line of said lot No. 81 south 22 ft., thence at right angles and parallel with the south line of said Lot No. 81, 48 feet. to the place of beginning. Said real estate being the same real estate that was designated as Subdivision "D" in the conveyance from Orlando Whitelock as commissioner in the partition suit of Bettie Lewis et al vs. William H.D. Lewis et al, to Jacob Boos by commissioner's deed dated February 26, 1887 and Recorded November 1, 1887 in Deed Record 57 at page 389 of the record in the Recorder's Office of Huntington County, Indiana; and

Subdivision "C" of Lots 81 & 82 in the Original Plat of the town, now City, of Huntington, being 22 feet front on Jefferson Street by 48 feet deep as shown by plat of parcels set out in Complete Record "H" on page 74, of the records of said County, in the cause of Bettie Lewis and Charles H. Lewis Vs. William H. D. Lewis et. al., and as such tract is bounded according to the survey made July 17, 1945, and recorded in Survey Record "J" at page 45.

#### PRESERVATION STANDARDS

##### I. ENVIRONMENT

##### A. Building Site and Landscaping

Major landscaping items such as trees, shrubbery, sidewalks, steps, garden paths, and other features of the site which reflect the property's history and development shall be retained. New site work shall be appropriate to existing surrounding site elements in scale, type, and appearance.

Any changes made to the appearance of the site by removal of old plants, trees, walkways, or other elements should be avoided until the effect of the changes or removals is evaluated as the impact on the historic fabric of the site as a whole.

## II. EXISTING STRUCTURE

### A. Building Materials

All attempts should be made to retain the original exterior building materials. Deterioration of the original wood materials shall be prevented through repair, cleaning, and painting. Building materials which are deteriorated beyond repair and preservation should be replaced with similar or like materials duplicating the original in design and style.

The original architectural detail around windows, porches, doors, and eaves shall be preserved or replaced by replicas of the same design and materials when deteriorated beyond repair. (Synthetic materials may be used if they duplicate the originals in color, texture, design, and other visual characteristics).

The masonry body of the building shall be maintained, tuckpointed, and properly cleaned when necessary. Mortar joints shall be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Original mortar shall be duplicated in composition, color, texture, joint size, and method of application and joint profile. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains and shall be done with the gentlest method possible, such as low pressure water and soft bristle brushes.

### B. Roof and Roofing

The original roof shapes shall be retained. Architectural features which give the roof its essential character, such as its shape, chimneys, etc., shall be retained. Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the building. The roof shall not be stripped of architectural features important to its character.

### C. Windows and Doors

Original windows and exterior doors, including sash, lintels, sills, shutters, decorative glass, pediments, hoods and hardware shall be retained or replaced with replicas of the same design. If new sash and doors must be used they should replicate the original design and materials and retain the original hardware. When metal storm windows and doors are used they should be painted, anodized, or coated to match the original. Original windows and doors should not be discarded when they can be restored and reused in place. New window or door openings, or enlargements of existing window or door openings, that would alter the scale and proportion of the building as viewed from the street should not be introduced.

### D. Entrances, Porches, and Steps

Original porches and steps, including handrails, balusters, columns, brackets, and roof decorations

shall be retained or replaced with replicas of the same design and materials when deteriorated beyond repair.

E. Mechanical Systems

Required mechanical systems shall be placed in areas that will result in the least possible alteration to the structural integrity and physical appearance of the building. Early mechanical systems, including plumbing and early lighting systems should be utilized whenever possible. Holes should not be cut through walls in areas that can be seen from the street to accommodate an air conditioner or other mechanical equipment.

III. NEW CONSTRUCTION

A. Height and Proportion

The height and proportion of an addition to the original building or a separate building constructed on the site should be compatible with the height and proportion of the original building. Contemporary designs should be compatible with the original in regard to facade proportion and window patterns; size, shape, and proportions of entrances and porch projections; and roof forms. Additions or new buildings that would add new height or change the scale and architectural character of the original building should not be constructed.

B. Building Materials

Exterior materials used in additions or other new construction should be compatible in scale, texture, color and other visual characteristics with the building materials used in the original building. Use of brick and wood is most appropriate.

C. Compatibility Of Exterior Design

Additions and new buildings constructed on the site should be designed to be harmonious in style but visually different than the existing buildings. Contemporary designs that take into consideration the surrounding site, building materials, height and proportion of existing buildings (as described above) are encouraged. The style of additions and new construction will develop as a result of implementation of the afore mentioned criteria.

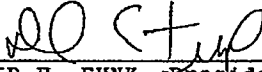
PRESERVATION OBJECTIVE

The subject structure, exterior features of the site, and architectural and historic character thereof shall be preserved as a significant resource of Huntington and Huntington County according to the standards set forth above. The Lewis Block is identified and Designated as a Huntington Historic Preservation District.

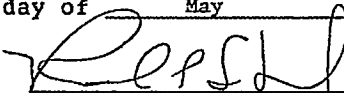
BE IT FURTHER ORDAINED that this Ordinance shall be deemed published as of the day of its adoption and approval by the Common Council, and the Clerk-Treasurer of Huntington is hereby authorized and directed to file and retain a copy of this Ordinance in her office as a supplement to the City of Huntington

Code of Ordinances and to provide copies of this Ordinance to subscribers to the Huntington Code of Ordinances.

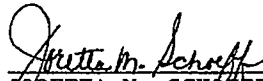
Adopted by the Common Council of the City of Huntington this  
14th day of May 1991.

  
\_\_\_\_\_  
DAVID E. FUNK, President of  
the Common Council of the City  
of Huntington, Indiana

Approved by me this 14th day of May 1991.

  
\_\_\_\_\_  
RONALD D. SCHENKEL, Mayor  
City of Huntington, Indiana

ATTEST:

  
\_\_\_\_\_  
JORETTA M. SCHREFF  
Clerk-Treasurer,  
City of Huntington, Indiana